

Minutes of the **ANNUAL PARISH ASSEMBLY** held by the Parish Council of
Newlands on **THURSDAY 30 MARCH 2023** commencing at 7.00 pm
in the **NEWLANDS COMMUNITY HALL, WATERLOOVILLE**

<u>Present:</u>	Cllr D Crichton (Chair)	(P)	Cllr O Barneveld	
	Cllr A Berry	(P)	Cllr A Carden	(P)
	Cllr A Kirby	(P)	Cllr J Parry	
	Cllr L Price	(P)	Cllr M Read	(P)
	Cllr C Brook	(P)		

District Councillor Therese Evans

Karen Seear Clerk to the Council

Public: 7 members of the public were in attendance.

Also in attendance Bryony Stalla and 2 Savills representatives, Chris Chamberlain and Sandy Phillips-Lee

1. Welcome and Introduction

The Chairman gave a welcome to those in attendance.

Apologies were received from Councillor Olivia Barneveld.

2 Council Committee Reports

D/Cllr Mike Read, Chairman of the Amenities Committee read from his written report. As follows. "Over the twelve months it has been very challenging, difficult to plan ahead due to the unknown situation with regards to the transfer of the Taylor Wimpey Open Space from Winchester to the Parish Council.

Two years ago, the parish were asked the Parish to accept the open space, however due to misadministration by the City Council it was resized at the very last minute that it could not transfer the said land without advertising the disposal of land (*cabinet meeting 9.30 am it was the first item on the agenda*).

This was later agreed at further meeting of the cabinet, then there was concern raised by Taylor Wimpey representatives that part of the land was in a poor state, not has handed over to WCC, as well as S104 agreement had not been completed, thus a further delay in the transfer.

There is also a final inspection requirement of the Open Space area to ensure that it is in good order as well as it meets H&S requirements. More safety issues have been raised by WCC's Legal dept which should have been in place before the land was originally transferred to WCC, this should now be undertaken at Winchester's expense not from the commuted sum as this is not a maintenance issue. For over two years the parish council have on order a New Youth Hub to replace the wooden table and chairs which was vandalised, we are unable to install the new hub as the land is still in the ownership of WCC.

There have been several proposed dates to undertake the handover the last one is tomorrow.

Three items of the play area are out of commission (*one has been removed leaving a metal upright*), there is no indication as to when it will be repaired by Winchester.

I am not happy with the way in which the Winchester administration has handle this straightforward project it shows a lack of competence in the at WCC administration. It looks like it will be a further three to six months before the Open Space areas can be handed over.

Now some more palatable news, Working closely with our Parish Warden Luke we are in the process of purchasing a container in which to store some of our equipment and this will be placed inside one of Grainger's compound's for security reasons.

When the handover of the open space takes place there is a commuted sum of money which are to ensure the land is maintained for a period of 20 years (*including the years in WCC control*) so the PC have employed a RFO (*responsible Finance Officers to ensure the monies are invested correctly to give maximum return to the parish*)”

The Chairman of the Highways and General Purposes committee and the council's Health and safety representative, Cllr Anthony Berry gave a verbal report regarding the Highways and General Purposes committee, he spoke about the work he carries out reporting and taking photographs of any areas of concern within the development. He then passes this information onto the clerk who actions this. As the parish council currently do not have any ownership of open space, many of the actions mean passing on Cllr Berry's reports to either Winchester City Council or Grainger. Currently much work is outstanding with WCC. Unfortunately, Cllr Berry feels that WCC are not often interested in coming out to the MDA as the development is so far away from the city centre. Cllr Berry has also reported anti-social incidents to the Police. Currently there is a request for the Police to look at changing the policing boundaries. The MDA's policing falls under Bishops Waltham police. It is felt that the development would be better served under Waterlooville Police. Cllr Berry has many concerns at present regarding the state of the development. He plans to continue pursuing WCC and other organisations to take action. The Highways and General Purposes committee is also looking at the provision of the upcoming allotments, he has expertise in this field as he is an ex-professional gardener. He hopes to continue working towards building a better community for residents of the parish. The Committee also has plans to install a bus-stop close by the school, provide more litter bins, road signs and after recently installing a speed monitor, further speed monitors within the development. He stated that he realizes that progress is slow, due to many factors but the council will get there and will hopefully serve residents well.

3. Savills Presentation Savills presented two planning applications before the council. The first planning application is for housing to the north of the primary school. The land had initially been earmarked for school expansion, but the school now no longer requires it. 27 dwellings are planned for the area, and plans were shown to the council. A resident stated that, with more housing coming to area, brings more families and more demand for school places. Currently there is a high demand for secondary school places. Another residents queried parking at school drop off and pick up times, it is already chaotic, with more dwellings and an additional school, this may cause more traffic and more problems. The Chairman of the council stated that it is Hampshire county council's policy not to provide school parking. This is the school's responsibility. Currently road/parking enforcement does not happen around the school, as the school is on privately owned land. Once the roads are adopted this will change and enforcement can come into effect. Cllr Brook stated that a trial for closing roads off outside schools has proved beneficial. Another resident queried how they get notified of planning applications? They don't regularly use the internet. The council get notified of planning applications and information can be found via them.

Cllr Read stated that the development, falls between to authorities, Winchester and Havant. The council are currently only notified of WCC planning applications. A lot is also decided between health and education authorities. Cllr Read suggested regularly checking the council's website for updates. A resident suggested that the parish council look into publishing newsletters again, this has been covered by Grainger somewhat recently, but it is something that the Parish council could consider. It was noted that it is not cheap to circulate newsletters.

Cllr Berry queried with Bryony Stalla, what health and safety steps would be taken to minimize disruption during building works? She stated that she had spoken with the Head of the school and will work closely with both the Head and the council to ensure the impact is lessened as much as possible. A resident stated that currently building works are making her feel quite

stressed. The work, the noise and the vibrations and the mud left behind all affect her. Cllr Carden stated that he believes wheel washing is not being carried and should be a provision during building works, it is also required as a health and safety regulation. He went on to state that he believes not a single developer has followed health and safety regulations within the development, he finds it hard to believe that this development application would be different. Ms Stalla reported that she will feedback to Grainger. The Chairman thought this should be raised as an enforcement issue. A resident queried when building works are likely to commence for this phase? Ms Stalla reported that it will not be during this year. Cllr Read stated that a travel plan will need to be provided. Roads being kept clear is Grainger's responsibility as safety is paramount. He also stated that the council will ensure the public are kept informed as soon as the planning application goes live.

The next presentation was given regarding the Blue Star site in Waterlooville. Although this is not part of the parish/MDA it still effects residents. He gave a presentation providing the key facts. A resident queried the effect works could have on Laxton Leaze, currently the driving on the road is hazardous, works could exacerbate this. How will enforcement be maintained? Savills stated that the planning application is still in the principle stage of development, and changes may happen. Cllr Read asked if they had any plans regarding the management of the open space? This has not yet been determined. The Chairman suspects that problems may arise due to the fact that the development lies in Havant borough council land, but access to it goes through Newlands Parish. Cllr Carden queried the road layout. Will bollards be used? Will emergency access be thought about? The application has not yet been finalized. The Chairman stated that once the planning application is received by the council these points will be raised. The planning application should also be considered by the joint planning committee.

Thanks were given to Savills for their presentations.

It was noted no representative from Grainger was present at the meeting.

A resident asked about what shops, amenities etc. will be provided within the parish? The Chairman ran through what was planned and also mentioned that the council had partnered with the Waterlooville regeneration project.

4. Resident Participation

A resident of the parish wished to ask if any of the roads had been adopted over at Laxton Leaze. No roads have currently been adopted. He also wished to point out that dog-mess bags have been thrown up into trees. He believes this is hazardous. Cllr Berry has noticed it is happening all over the estate. He had reported it to WCC. He wished to state that he feels WCC are not coming out to tackle this issue as it's too far out. Cllr Read mentioned the beat surgery that residents can attend on the first Saturday of every month, which is held in the community hall, should residents also wish to raise concerns there. The Chairman mentioned that the Parish is on the border of the two council's HBC and WCC. There are long running frustrations between the council and residents, as progress is desperately needed, but it is taking a long time to do. Another resident of the parish mentioned that Grainger had asked residents where they feel bins are needed. The Chairman stated that he realises more bins are needed, but not everyone will always use the bins, despite how many are made available. The Chairman suggested that residents email Grainger, their email was provided. Points need to be made and action taken. The council will follow up concerns at monthly meetings. A resident went on to ask about the allotment plans, will edible fence hedging will be placed around the allotment to encourage wildlife? Bryony Stalla was able to confirm that some new trees will be planted, she is unsure if hedging will be placed. The Chairman stated that if anyone wanted to make comments, they can do so on the planning application online through the WCC website.

The meeting closed at 8.30pm